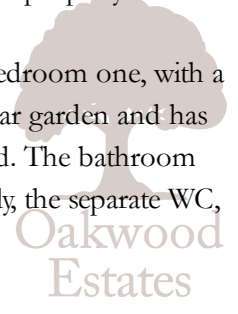


**\*\*NO CHAIN\*\*** We are pleased to introduce this mid-terraced property with great potential to be a wonderful family home onto the market, brought to you by Oakwood Estates. This property requires complete renovation and would make a great project and a fantastic investment opportunity!

This residence is ideally situated in the vibrant community of Wexham, mere steps away from local schools, shops, and essential amenities. Commuters will appreciate the proximity to Slough Train & Bus Stations, a mere 0.44 miles away. Additionally, residents can enjoy a plethora of recreational activities, including visits to Arbour Park, home to Slough Town Football Club, enhancing the lifestyle appeal of this inviting locale.










Upon entering the premises, we're greeted by an entrance hall. A staircase on the left ascends to the first floor, and from here, doors open into both the kitchen and the lounge area. The lounge boasts front and rear-facing windows that fill the room with natural light. This space easily accommodates a three-piece suite and dining table and chairs. Moving into the kitchen, a good-sized space with a window and backdoor leads to the spacious back garden. Adjacent to the back door is the utility room space and access to a large cupboard under the stairs, providing convenient storage space and household appliances. Additionally, there is another front door offering alternative access to the front of the property.

Heading up to the first floor, you'll discover three bedrooms, a family bathroom, and a separate WC. Bedroom one, with a front-facing window, can comfortably accommodate a king-sized bed. Bedroom two overlooks the rear garden and has ample space for a double bed. Bedroom three features a front-facing window, suitable for a single bed. The bathroom includes a window with a rear aspect view, and the potential to make a modern family bathroom. Finally, the separate WC, with a window adding natural light, completes the first-floor amenities.





## Property Information

-  FREEHOLD PROPERTY
-  COUNCIL TAX BAND - D (£2,027 P/YR)
-  PLOT/LAND AREA - 0.06 ACRES (260.00 SQ.M.)
-  ENCLOSED FRONT AND REAR GARDEN
-  UTILITY ROOM
-  THREE BEDROOMS
-  CHAIN FREE
-  GOOD SCHOOL CATCHMENT AREA
-  CLOSE TO SLOUGH STATION AND TOWN CENTRE
-  GREAT RENOVATION PROJECT

					
x3	x2	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Front Of House

At the property's front, you will find an enclosed good-sized garden that subject to permission could make off-street parking for 2 cars.

### Rear Garden

The backyard showcases an expansive lawn area, with a pathway leading to the rear where sits a wooden shed. The south-east facing garden is enclosed with fencing on either side with mature shrubbery. There is potential to extend the property out or build a conservatory with the required planning permissions.

### Tenure

Freehold property

### Council Tax Band

D (£2,027 p/yr)

### Plot/Land Area

0.06 Acres (260.00 Sq.M.)

### Mobile Coverage

5G voice and data

### Internet Speed

Ultrafast

### Transport

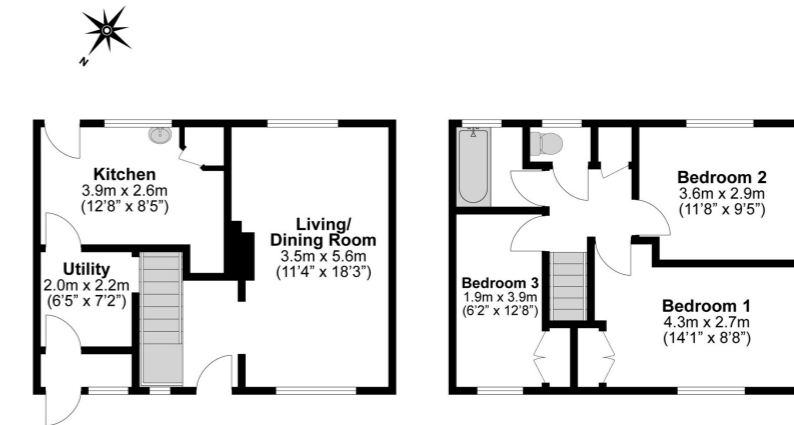
Both Slough Bus and Train stations are conveniently located just 0.44 miles away, providing easy access to public transportation options. Additionally, the property enjoys a prime location with quick and convenient access to the local motorways M4, M40, and M25, all reachable within a mere ten-minute drive.

### Education

Iqra Slough Islamic Primary School - 0.13 miles  
 Willow Primary School - 0.16 miles  
 St Joseph's Catholic High School - 0.17 miles  
 Lynch Hill Enterprise Academy - 0.3 miles  
 St Ethelbert's Catholic Primary School - 0.34 miles  
 Littledown School - 0.41 miles  
 Khalsa Primary School - 0.48 miles  
 James Elliman Academy - 0.49 miles  
 Grove Academy - 0.61 miles  
 Wexham Court Primary School - 0.73 miles

## Floor Plan

Total Approximate Floor Area  
 990 Square feet  
 92 Square metres



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

